

AN ORDINANCE

BY: CITY UTILITIES COMMITTEE

00- 0 -1701

AN ORDINANCE TO ABANDON A PORTION OF GRAPE STREET,
45 FEET SOUTH FROM ITS DEAD END, LAND LOT 46,
DISTRICT 14, FULTON COUNTY, GEORGIA AND FOR OTHER
PURPOSES.

WHEREAS, the City of Atlanta has received a petition from the sole abutting property owner to abandon a portion of Grape Street, 45 feet south from its dead end, and

WHEREAS, Fulton County is the sole property owner and will utilize the abandonment to build the Central Fulton Senior Multi-Purpose Center to provide care for indigent seniors, and

WHEREAS, the abandoned right-of-way shall become part of the abutting owner's private property and their responsibility to maintain, and

WHEREAS, the abutting property owner has met the requirements of Sections 138-5 and 2-1578 of the Code of Ordinances of the City of Atlanta.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1: That Fulton County, being the abutting property owner, has petitioned the City for abandonment of a portion of Grape Street. A fee of \$2,500 dollars, as specified in Section 138-5 of the Code of Ordinances of the City of Atlanta, has been rendered. The right-of-way to be abandoned is to be used in conjunction with the Central Fulton Senior Multi-Purpose Center.

SECTION 2: That the petitioner for the street abandonment has met the applicable requirements of Section 138-5 of the Code of Ordinances of the City of Atlanta.

SECTION 3: That Grape Street from its dead end extending approximately 45 feet South-consisting of an area of 1125 square feet (0.026 acres), lying in land lot 46 of District 14, Fulton County, as shown on the attached Exhibit "A", is hereby declared no longer useful or necessary for the public use and convenience.

SECTION 4: That the City of Atlanta hereby abandons the aforementioned street with the reservation that any and all reservations for existing public or private utility easements shall remain in effect for the purpose of entering the property to operate, maintain, or replace any said utility facilities. These easements shall remain in effect until such time that said utilities are abandoned, removed, or relocated, at which time, said easements shall expire.

SECTION 5: That all costs associated with the appraisal report shall be charged to and paid from Account Number #3P02-491102-M22F03349999.

SECTION 6: That the City Attorney is directed to prepare Quit Claim Deed for said street upon receipt of payment in the amount of the appraised value.

SECTION 7: That the Mayor is authorized to execute said Quit Claim Deed(s) for said street upon receipt of payment in the amount of the appraised value.

SECTION 8: That the advertising should be charged to and paid from Account #3P02-491102-M22F03349999.

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GENERAL SERVICES DEPT., LAND DIVISION 141 PRYOR ST., S.W. ATLANTA, GA 30303 SUITE 8021 PHONE: (404) 730-7870 FAX: (404) 730-7877

RALPH N. BROWN
LAND ADMINISTRATOR

September 7, 2000

Mrs. Raquel Clement
Technical Services Division
Department of Public Works
City of Atlanta
68 Mitchell Street, Suite 4400
Atlanta, GA 30335-0325

**RE: Central Fulton Senior Multipurpose Service Center Project
Land Lot 46, 14th District, City of Atlanta, Fulton County
Grape Street Abandonment Valuation**

Dear Mrs. Clement:

The property adjacent to the subject abandonment was appraised by Schultz, Carr, Bissette & Associates in January 1998 for Fulton County when we acquired an option to purchase the property for the Senior Multipurpose Service Center site. I am enclosing a fact sheet and tax plat from that appraisal for your review. The property was appraised for \$840,000.00 or \$5.50 per square foot. My office has reviewed that appraisal and agree that it is indicative of today's slow market in the area.

The subject .026 acre (1,127 square feet) of abandoned street would hold the same value today with no adjustments given for size, shape, or utility. After consultation with your office regarding adjustments the total property value is calculated as follows:

1,127 square feet @ \$5.50 per square foot	=	\$6,198.50
Rounded to		\$6,000.00

Please call me if additional information is needed. The City of Atlanta and Fulton County have worked very closely together on this project, and we are excited about the enormous benefits that will be provided to the citizens of the City and County. I look forward to speaking with you soon.

Sincerely,

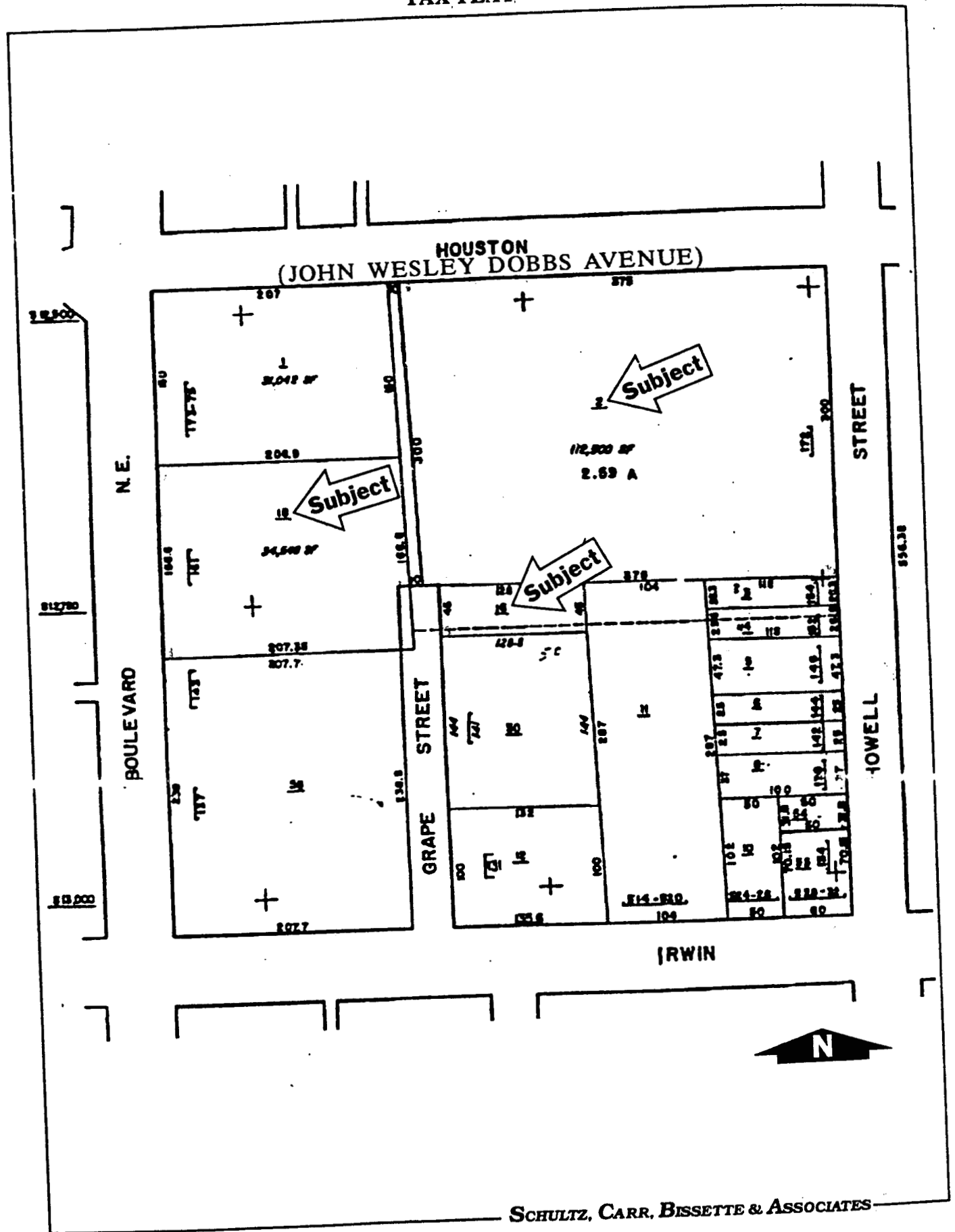
Van C. Johnson
Real Estate Specialist

Enclosures

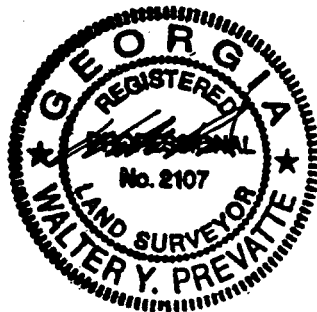
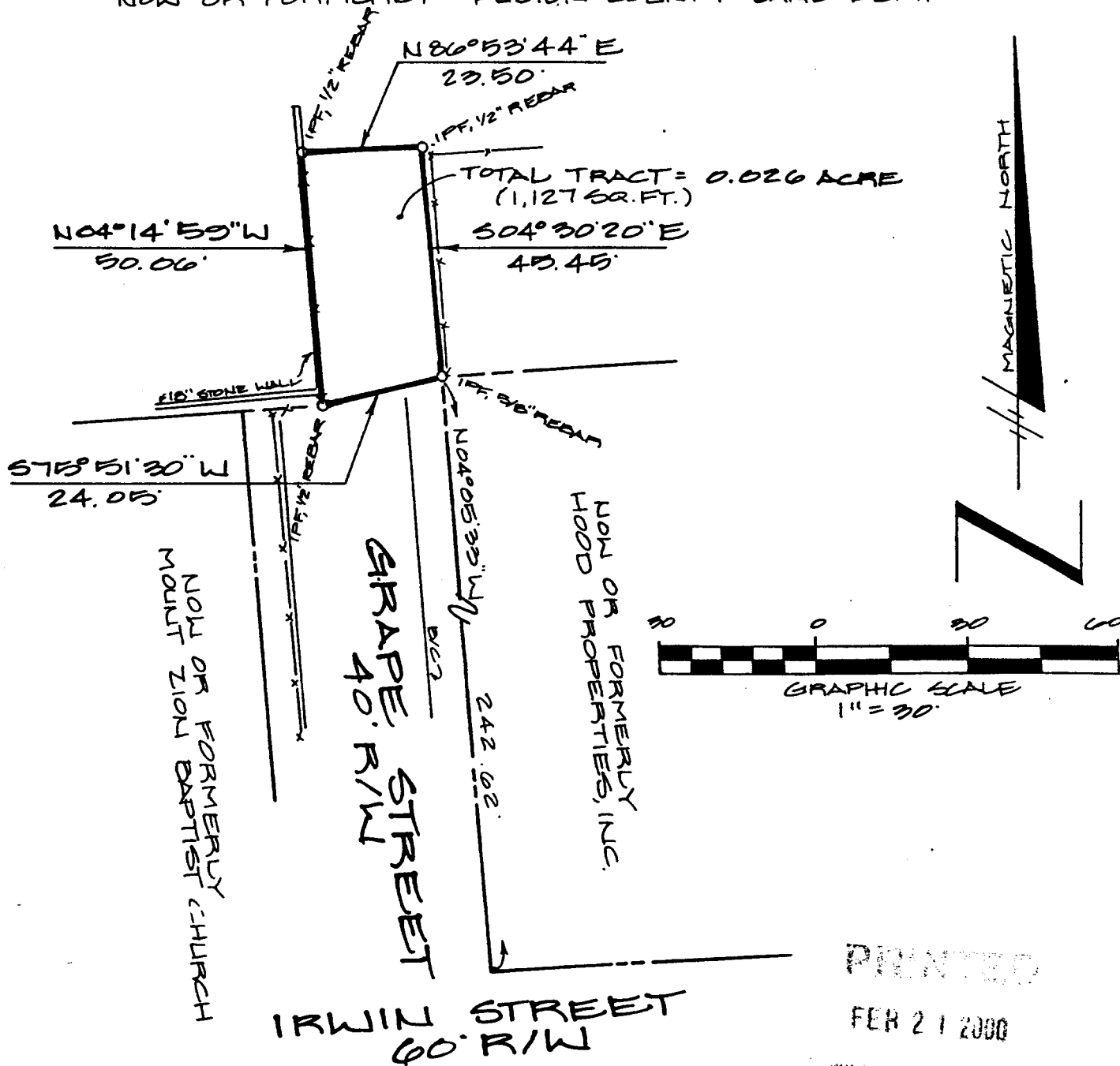
SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property Description:	Unimproved Land Parcel
Location:	South Side of John Wesley Dobbs Avenue, West Side of Howell Street, and East Side of Boulevard; District 14, Land Lot 46; City of Atlanta, Fulton County, Georgia.
Site Size:	3.508 Acres (152,808 Square Feet).
Zoning:	C-1, Commercial
Highest and Best Use:	Speculative Holding for some form of commercial or institutional development
Rights Appraised:	Fee Simple
Final Market Value Conclusion:	\$840,000
Date of Valuation:	January 6, 1998
Date of Report:	January 9, 1998
Exposure Time (Assumed Time on Market Leading to Value Estimate):	6 to 12 Months
Marketing Period (Estimated Time to Sell Property At Concluded Value):	6 to 12 Months

TAX PLAT



NOW OR FORMERLY FULTON COUNTY LAND DEPT.



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FEB 21 2000

TECHNICAL SURVEY SERVICES, INC.

PLAT OF PROPOSED ABANDONMENT
OF A PORTION OF
GRAPE STREET

FULTON COUNTY LAND DEPARTMENT

LAND LOT 46
FULTON COUNTY

14TH DISTRICT
GEORGIA

FEBRUARY 21, 2000

SCALE: 1" = 30'

TECHNICAL SURVEY SERVICES, INC.

Land Surveyors

704 West Circle, SW
Conyers, Georgia 30281

Telephone (770) 922-639
Fax (770) 922-0767

1. TOTAL TRACT = 0.026 ACRE
2. REFERENCE: "BOUNDARY AND TOPOGRAPHIC SURVEY FOR FULTON COUNTY LAND DEPARTMENT" BY TECHNICAL SURVEY SERVICES, INC., DATED APRIL 01, 1998 AND LAST REVISED DECEMBER 17, 1998.

TRANSMITTAL FORM FOR LEGISLATION

To Mayor's Office: Greg Pridgeon

(for review & distribution to Executive Management)

Commissioner Signature

Harvey J. Tied

Director Signature

Laurel Clark

From: Originating Dept. Public Works

Contact (name) Raquel Clement

Committee(s) of Purview: City Utilities

Committee Deadline: 10/09/00

Committee Meeting Date(s) 10/31/00

City Council Meeting Date: 11/06/00

CAPTION:

AN ORDINANCE TO ABANDON A PORTION OF GRAPE STREET, LAND LOT 46, DISTRICT 14, FULTON COUNTY, GEORGIA AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION:

FULTON COUNTY, THE ABUTTING PROPERTY OWNER, HAS PETITIONED THE CITY OF ATLANTA FOR ABANDONMENT. THE RIGHT-OF-WAY WILL BE UTILIZED IN CONJUNCTION WITH THE CENTRAL FULTON SENIOR MULTI-PURPOSE CENTER WHICH WOULD HELP WILL INDIGENT CARE IN THE ATLANTA AREA.

FINANCIAL IMPACT (If any):

NONE

Mayor's Staff Only

Received by Mayor's Office:

10/9/00
(date)

Reviewed:

RC 10/20/00
(initials) (date)

Submitted to Council:

(date)

Action by Committee:

☐ Approved ☐ Adversed ☐ Held ☐ Amended
☐ Substitute ☐ Referred ☐ Other